091.0	0002	0012.E	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	602,300 / 602,300
					USE VALUE:	602,300 / 602,300
					ASSESSED:	602,300 / 602,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
73		HEMLOCK ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	OTTOBRE KATHLEEN M
Owner 2:	
Owner 3:	
Street 1:	73 HEMLOCK ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	SOUSA DAVID J ESTATE -
Owner 2:	-
Street 1:	73 HEMLOCK ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 6,059 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1960, having primarily Vinyl Exterior and 1110 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6059.000	181,100		421,200	602,300
Total Card	0.139	181,100		421,200	602,300
Total Parcel	0.139	181,100		421,200	602,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 542.61 | /Parcel: 542.6

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct	58421
GIS Ref	
GIS Ref	
Insp Date	10/17/18

!7378!

PREVIOUS ASSESSMENT

Parcel ID: 091.0-0002-0012.E

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	181,100	0	6,059.	421,200	602,300	602,300	Year End Roll	12/18/2019
2019	101	FV	170,700	0	6,059.	427,300	598,000	598,000	Year End Roll	1/3/2019
2018	101	FV	170,700	0	6,059.	318,900	489,600	489,600	Year End Roll	12/20/2017
2017	101	FV	170,700	0	6,059.	288,800	459,500	459,500	Year End Roll	1/3/2017
2016	101	FV	170,700	0	6,059.	276,800	447,500	447,500	Year End	1/4/2016
2015	101	FV	159,900	0	6,059.	234,700	394,600	394,600	Year End Roll	12/11/2014
2014	101	FV	159,900	0	6,059.	222,700	382,600	382,600	Year End Roll	12/16/2013
2013	101	FV	159,900	0	6,059.	211,800	371,700	371,700		12/13/2012

PRINT

Date	Time
12/10/20	22:01:24

LAST REV

Date	Time
05/07/19	13:43:57

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 7378

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SOUSA DAVID J E	57895-371		11/18/2011	Family	1	No	No		
	9816-291		1/1/1901	Family		No	No		N

USER DEFINED

Prior Id # 1:	58421
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/2/2007	1009	Re-Roof	4,200	C				

ACTIVITY INFORMATION

Date	Result	By	Name
10/17/2018	MEAS&NOTICE	CC	Chris C
3/31/2009	Meas/Inspect	345	PATRIOT
3/26/2009	Measured	197	PATRIOT
5/6/2000	Entry Denied	276	PATRIOT
3/14/2000	Measured	263	PATRIOT
8/2/1993		EK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6059		Sq. Ft.	Site		0	70.	0.99	5									421,237						421,200	

Total AC/HA: 0.13910 | Total SF/SM: 6059 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 421,237 | Spl Credit | Total: 421,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1H - 1 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1960	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.35000002
Const Adj.:	0.98990101
Adj $ / SQ:	140.318
Other Features:	66000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	246001
Depreciation:	64944
Depreciated Total:	181056

COMMENTS

LEDGE IN BMT=80% USEABLE.
FP=NONFUNTIONAL.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	

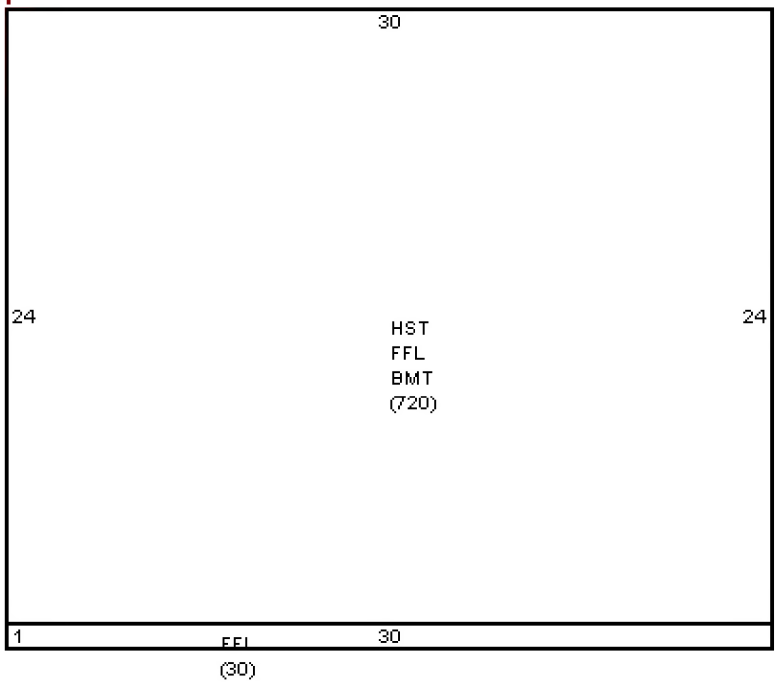
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	M
Totals			
1	6	3	

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	750	140.320	105,239
BMT	Basement	576	42.100	24,247
HST	Half Story	360	140.320	50,515

Net Sketched Area:	1,686		Total:	180,001	
Size Ad	1110	Gross Are	2190	FinArea	1110

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	80				

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	140.32
Special Features:	0	Val/Su Net:	107.41
Final Total:	181100	Val/Su SzAd	163.15

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

091.0-0002-0012.E

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	